

CITY REAL ESTATE.

Above 50th St.—5th Ave. to North River.

WHICH?
RENT RECEIPTS OR OWNERSHIP?

Four to five years rent paid in advance will entitle a tenant-owner to a proportionate ownership of the entire land and building, in which he will also have an apartment for all time at practically free rent. We offer under this plan the following high-class houses, the first of which is a new building, now nearing completion:

225 West 71st St., near Broadway, 3 to 5 rooms.
423 Riverside Drive, corner 115th Street, 7 to 9 rooms.
606 West 116th St., near Broadway, 4 to 8 rooms.
116 West 116th Street, near Riverside Drive, 5 to 7 rooms.
620 West 116th Street, near Riverside Drive, 5 to 7 rooms.
1 to 3 baths. \$6,700 to \$16,300.

Exceptional Investment
Apply on premises to see apartments or to us for particulars.

EARLE & CALHOUN
212 West 72d. Tel. 5116 Columbus.

CITY REAL ESTATE.

Above 50th St.—5th Ave. to North River.

REAL ESTATE—OUT OF CITY.

Connecticut—Sale or Rent.



Motor Out Co-day to
Wagon Point
On the shore between
Darien & Norwalk

A Large Number of Purchasers

have already made their selection,
from the many attractive home sites,
now available.

PLOTS OF AMPLE SIZE WITH

A MILE OF SHORE FRONT

Schools—churches—golf clubs—tennis courts and excellent stores readily accessible—fine automobile roads through the picturesque Connecticut country.

FINE SANDY BEACH—SAFE ANCHORAGE FOR BOATS

Careful restrictions to insure the permanence of a high class home place, surrounded with magnificent old forest trees and plenty of room for gardens.

FIVE MINUTES TO THE STATION AND ONE HOUR TO N. Y.

Take New Haven Railroad to Norwalk, Conn.

Information and road maps from representative on the property, or

HARRIS, VUGHT & CO.

569 Fifth Ave. Tel. Vanderbilt 31

REAL ESTATE—OUT OF CITY.

Connecticut—Sale or Rent.

BUSINESS PLACES TO LET.

New Jersey.

BUSINESS PLACES TO LET.

New Jersey.

TO RENT
Broad and Market Streets,
NEWARK, N. J.

12,000 SQUARE FEET
OFFICE SPACE

MAY DIVIDE
\$2.50 per foot per year.

Only first-class concerns considered.

PHILIP J. BOWERS & CO.

Bowers Building, Market St., Newark, N. J.

APARTMENTS—FURNISHED.

Two room suite, \$20 a month until October 1. Restaurant and hotel. Phone Schuyler 2500. WALKER.

WANTED—Christian business couple to share beautiful home in the heart of the city. Immediate possession. Apply 81, 134 Broadway; telephone 4543. CANTANI.

WEST END AV. 265—Attractively furnished suite of three rooms and bath (non-heating). Phone 2400. WALKER.

WEST END AV. 265—Five outside rooms; complete housekeeping; summer; references. HENRY.

5TH AV.—Two rooms, bath; \$40; including electricity. Particulars, address, 212 E. 5th St., apt. 318. Phone Plaza 865.

30 West 57th St. (Walkers 3880)—Two rooms and bath; modern.

30TH ST., 125 East—Furnished 6 room apartment, complete in the heart of the city. 15th St. PHILIP, Murray Hill 4700.

4TH, 26 WEST—2 rooms, bath, kitchenette, refrigerator, and complete housekeeping. Apply 81, 134 Broadway; telephone 4543. CANTANI.

18TH, 8 East—Two room suite, affording quiet and exclusive home, with hotel conveniences. Vanderbilt 9626. HELL.

4TH, East, near 38th—Two rooms, bath, fully equipped; \$40 to Oct. Murray Hill 1203.

4TH ST., near 5th AV.—Two rooms, bath, kitchen and garden; unusual; well furnished; \$10 monthly to October or longer. Apply BERKOWITZ, 40 West 4th St. Tel. 2400.

4TH ST., 146 East—Three light, cool rooms, bath, completely furnished. June 12—September 12. 146 E. A. THAYER.

30 West 10th St.—Three rooms and bath; tastefully furnished; maid service; electricity; immediate possession until October 1. Apply 100 West 10th St. or Phone 1740.

5TH ST., 27 West—Handsome furnished apartment, complete in the heart of the city; sleeping porch. This beautiful roof garden suite is a country home in the city; elevator; immediate possession. Telephone 2400. HELL.

4TH ST., 146 East—Three light, cool rooms, bath, completely furnished. June 12—September 12. 146 E. A. THAYER.

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5TH ST., 27 West—Handsome furnished apartment, complete in the heart of the city; sleeping porch. This beautiful roof garden suite is a country home in the city; elevator; immediate possession. Telephone 2400. HELL.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

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Long Island—Sale or Rent.

TO SETTLE AN ESTATE
60 Lots, in Parcels of Three Lots, at
BELLE HARBOR, L. I.

Bet. Atlantic Ocean and Jamaica Bay
AT BARGAIN PRICES

Restricted Property All Improvements
HATCH-GAZAN CO.
217 Beach 116th St. Rockaway Park, N. Y. City
Telephone: Belle Harbor 200 and 1308.

Own A Home In
Long Beach
Only 3 Left

6 ROOM STUCCO COTTAGES
(Bungalow style), all modern improvements, electric light, gas, steam heat, paved streets, etc.

PRICE \$5,500.
\$1,000 down, balance monthly at rent. 4 blocks from main railroad station. Block from Queens Water Station.

Apply on premises.
Forest Park Heights Building Co.,
Chas. H. Edwards, 6331 or
after 6 P. M. (Newtown 1712).

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\$4,300—10 room house near trolley. \$1,000—10 room house, all modern improvements; near trolley. \$1,000—10 room house, all modern improvements; near trolley. \$1,000—10 room house, all modern improvements; near trolley.

Season's Best Bargain, \$4,900.
Seven room house; improvements, open fire-place, large plot; near water front. L. B. GILBERT, 11 West 34th St., Brooklyn.

I. G. WOLF.
1210 W. 11th St., N. Y.
Exceptional bargains on the North Shore.

ROCKVILLE CENTRE
Homes & Home Sites
Specialists. If it's
R.W. Henningson, it's for sale we have it.

MALBA on the Sound, L. I.—HOMES READY.
MALBA ESTATES CORP., 217 W. 11th St.

Westchester—Sale or Rent.

Scarsdale

New centre high Colonial house,
9 rooms, 3 baths, spacious porch,
with garage under. Plot 144 ft.
containing ground, well landscaped,
splendid shade trees,
walks, etc. Price \$24,000; convenient
terms.

JOSEPH ELSNER
Scarsdale, N. Y. Tel. 367 Scarsdale

WHITE PLAINS HOUSE

Exceptionally well constructed house,
in convenient, restricted location, 11 rooms,
tiled bath, hot water heat, gas, electricity,
everything in good condition; nice shade
trees; owner moving away and anxious to
sell. Phone Murray Hill 142.

Ashforth & Co.,
501 Fifth Avenue.

The BEST IN WESTCHESTER

ROBERT F. FARLEY
ORGANIZATION
32 East 41st St. Murray Hill 7730

NEW ROCHELLE

Beautiful high Colonial house,
on knoll, over acre of land; heated
garage for 2 cars; every modern
improvement; in house, contains 9
rooms, 3 baths; immediate possession.
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REYNARD & KRAFT,
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CHAUNCEY B. GRIFFIN & CO.

Westchester—Sale or Rent.
In East 41st St. Murray Hill 7730.

MOUNTAIN LAKES
NEW JERSEY

For year round living; ready for
occupancy now; \$10,000, easy terms,
buys a 7 room house with 1 bath and
1 1/2 acres, \$12,000 a 10 room house
with 3 baths, garage and 2 1/2 acres.
Plans, prices, sites and designs. Easy
commutation to N. Y. City, 300 ft.
elevation. A little cash and your rent
paying rent and own your own home. Total
cash required to make only \$2,000. Full
details on terms. For full details address
7125 HILL, ESTATE, Post Office Box 578,
City Hall Station, New York City.

THE DAINTIEST LITTLE HOUSE

In all the Jersey hills. Fine trees, high
ground. Seven rooms, tiled bath. Beautiful
and refined neighborhood. Plot 100x240 feet;
street frontage 240 feet; plenty of flower
trees. Every city convenience for comfort-
able year round living. Water rights on five
beautiful mountain lakes, stocked with fish.
Invest a little cash and what you now lease
paying rent and own your own home. Total
cash required to make only \$2,000. Full
details on terms. For full details address
7125 HILL, ESTATE, Post Office Box 578,
City Hall Station, New York City.

ENGLEWOOD BROS. FOR SALE

REAL ESTATE.
H. Weatherly & Co., Englewood, N. J.

GREENWICH, CONN.

Six large rooms and two spacious
baths. Price \$15,000 to \$20,000.
FRANK L. FISHER CO. 20 EAST 43D ST.

FARM PROPERTY.

FARMS! FARMS! FARMS!
MANY GOOD OCEAN-SIDE FARMS!
Pictures and Details. Estate Price List.
Select Farms in N. Y., N. J. and Conn.
Selected Farms in N. Y., N. J. and Conn.
A. S. SUTCLIFF, Farm Bargains in 85 States,
Catalogue free. 120 Nassau St., N. Y.

SUMMER RESIDENCES TO LET.

SEA GATE
Furnished Residence for Season
IDEAL OCEAN-SIDE PARK
Every modern improvement and resort.
Private boat service to Battery.
Excellent restaurant for the business man.
Rents \$1,200 to \$1,500 for season.
Apply on premises.
WILLIAM P. RAE CO.,
Sea Gate, Rockaway, N. Y., or
West 37th St., New York, or
102 Montague St., Brooklyn.

For RENT, Immediate Possession.
A step from Madison Ave. convenient to
Grand Central Station. 27 East 40th St.
2-story, excellent light, adapted for any
kind of business. Also suitable for
long lease. (Mr. Gertie) FREDERICK
& CO., INC., 14 West 40th St. Phone
3400 Vanderbilt.

GREENWICH, CONN.

Four Master Bedrooms, Bath, and
Large Study. Large Porch.
Conveniently Located.
Immediate Possession.
References Required.
A. D. ROCKWELL, JR., Owner,
182 East 122d Street,
Harlem 247.

Cottages and Bungalows to Rent

at Far Rockaway and Edgemere
REDUCED PRICES.
LEWIS H. MAY CO.,
FAR ROCKAWAY, N. Y. BLDG.
EDGEMERE, OPPOSITE STATION.

FREEDPORT, L. I.

FURNISHED HOUSE FOR SUMMER.
11 rooms, 2 baths, 4 bedrooms,
2 car garage, fine shade trees,
large porch.
C. A. EDWARDS, Opt. Dept.

RYE—Adjoining Appleton Club.
Delightful summer cottage, 17 Highland
Road, 6 bedrooms, 2 bath, garage, Yacht
club, near Rye Beach, 15 Teunissen Ave.,
Mr. Vernon (Phone 403).

REAL ESTATE WANTED.

WANTED
in Manhattan Borough, 50,000 to
100,000 square feet for light manu-
facturing. An entire building pre-
ferred, but sections, if attractive,
will be considered.

CHAS. CLUCAS,
Room 1019, Flatiron Building,
Tel. 442 Gramercy.

FACTORIES FOR SALE OR RENT.

52,500 Sq. Ft. at 40c. a Sq. Ft.
Downtown Brooklyn. Well Constructed 5
Story and Basement Loft Building. To Lease
For 5 or 10 Years. Ready Heat, Elevator,
Sprinkler. Possession July 1.
GEO. H. BERGEN CO., 44 Court St.,
PHONE MAIN 3366. BROOKLYN.

Harvey B. Nevins, Inc. FACTORIES
522 5th Ave. Tel. Vanderbilt 7276.

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From Battery to 14th St. Inclusive.

Office Space

50 Broad Street

Broadway Realty Corporation, Owner

Owing to bankruptcy of
present tenant there will be
available from July First
splendid office space of ap-
proximately four thousand
square feet, advantageously
located on one of the upper
stories, also space of approx-
imately 500 square feet.

Address applications to A. L. Hay-
man, care of Broadway Realty Cor-
poration, Room 1417, 50 Broad
Street, Telephone Broad 6530.

Negotiations only with principals.
No offers from brokers or agents
entertained.

NIelsen
154 Nassau St.,
New York City.

An Advertisement in the Lost and
Found Columns of THE SUN AND NEW
YORK HERALD offers a real possibility
of recovering your lost property.

BUSINESS PLACES TO LET.

Above 110th St. to 59th St. (Inclusive).
East River to North River.

HIGH CLASS LOFT
SPACE

212 FIFTH AV.
CORNERS 21ST STREET
2,600 Square Feet, 15th Floor
IMMEDIATE POSSESSION.
A. H. O'BRIEN,
230 BROADWAY,
PHONE 287 SCHUYLER.

STORE

For Rent, Immediate Possession.
A step from Madison Ave. convenient to
Grand Central Station. 27 East 40th St.
2-story, excellent light, adapted for any
kind of business. Also suitable for
long lease. (Mr. Gertie) FREDERICK
& CO., INC., 14 West 40th St. Phone
3400 Vanderbilt.

OFFICES

Executive offices in high class
building, 4 years for less
than \$1 a ft. Opportunity
to buy or lease. Apply
to S. Osgood & Co., Inc., 17 W. 44th St., N. Y.

ATTRACTIVE PARLOR
FLOORS AND STORE

on West 45th St., near 6th Ave. Good for
dressmaker, confectioner, furrier, tailor, hair-
dresser, etc. Immediate possession. Apply
to A. D. ROCKWELL, JR., Owner,
182 East 122d Street,
Harlem 247.

450 Square Feet of Office Space

MADISON AV., NEAR 34TH.
IMMEDIATE POSSESSION.
William J. Rouse & Co., Inc.,
132 Madison Ave., at 34th St.

10,000 Sq. Ft. Sale, Rent.

WAREHOUSE,
FACTORY,
AUTO REPAIR SHOP,
NEAR TERMINAL AND FERRIES.
E. 100 N. H. HERALD, BROOKLYN.

APARTMENTS—UNFURNISHED

Above 50th St.—5th Ave. to North River.
219 WEST 81ST ST.

Cor. Broadway
8 ROOMS AND 2 BATHS.
9 ROOMS AND 2 BATHS.
7 ROOMS AND 2 BATHS.

410 RIVERSIDE DRIVE

CORNER 115TH ST.
9 ROOMS AND 3 BATHS.

501 WEST 110TH ST.

8 ROOMS AND 2 BATHS.

740 WEST END AVE.

COR. 10TH ST.
8 ROOMS AND 2 BATHS.
9 ROOMS AND 2 BATHS.

417 RIVERSIDE DRIVE

COR. 114TH ST.
7 ROOMS AND 2 BATHS.

HIGH CLASS ELEVATOR APARTMENTS

WITH
IMMEDIATE POSSESSION.
A. H. O'BRIEN,
230 BROADWAY,
PHONE 287 SCHUYLER.

Washington Heights, Above 125th St.

West of 8th Ave.
EDGEMORE AV. 281.
Four, five and seven rooms, all improve-
ments, including refrigerator, etc. Apply
on premises. Tel. 2341.

Borough of Manhattan—Miscellaneous.

A MILLION DOLLARS loaned to us by the
Metropolitan Life Insurance Company on
pledge of 15 year payment plan enables us to
buy building materials in enormous quantities for
cash and build houses for the hundred, or
land bought by the acre, at a cost that would
not be possible otherwise. If you want a
home for all occupancy needs, or particularly
at once, every house built by us has been
sold before completion. RICKETTS-BROWN
REALTY COMPANY, 32 Vanderbilt Av. Tele-
phone 2400.

ARE YOU TIRED PAYING RENT?
If you are, you are not getting the most out of
your money. We have a large number of houses
for sale, all modern, all improved, all at
low prices. Apply to S. Osgood & Co., Inc., 17 W. 44th St., N. Y.

CITY REAL ESTATE.

Two family house for sale, all improve-
ments, heat, gas, electric light, hard wood
floors, central heating, etc. Apply to
S. Osgood & Co., Inc., 17 W. 44th St., N. Y.